

ITEM 5B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

PRELIMINARY PLAT

Resort Vacation Villas at Bloomington Country Club

Case No. 2016-PP-024

Request: To approve a preliminary plat for a forty-eight (48) unit residential subdivision

Location: The site is located at 3100 S Bloomington Drive East

Property: 5.38 acres

Number of Units: 48

Density: 8.92 du/a

Zoning: PD-R, Resort Overlay

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – Open Space
East – Open Space
West – Open Space

General Plan: HDR (High Density Residential)

Applicant: Sun River Development

Representative: Tim Stewart

Comments:



Legend

- Parcels
- Type
 - Bureau of Land Management
 - Municipally Owned
 - National Park Service
 - School District
 - Shivwits Reservation
 - State Park
 - State of Utah
 - U. S. Forest Service
 - Utah Division of Transportation
 - Utah Division of Wildlife Resources
 - Washington County
 - Water Conservation District
 - Wilderness Area

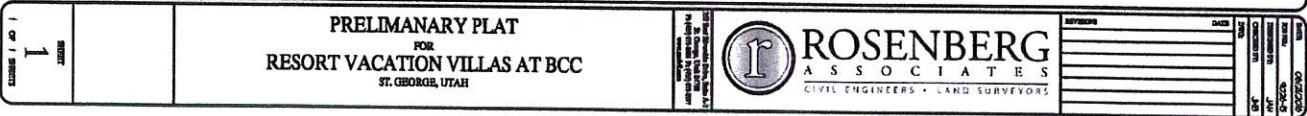
Notes

550.0 0 275.00 550.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

A 48 UNIT DEVELOPMENT
IN SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



ITEM 5C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

PRELIMINARY PLAT

Maple Estates Phase 2-4

Case No. 2016-PP-020

Request: To approve a preliminary plat for a fifty-eight (58) lot residential subdivision

Location: The site is located on the east side of Copper Cliff Drive, formerly 3000 east, and between Banded Hills Drive and Maple Mountain Drive

Property: 29.52 acres

Number of Lots: 58

Density: 2.0 du/ac

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10
South – R-1-10
East – A-1
West – R-1-10

General Plan: LDR (Low Density Residential)

Applicant: Development Solutions Group

Representative: Steve Kamlowksy

Comments:

1. The proposed lots along Copper Cliff Drive, formerly 3000 East, will be double fronting lots which will require a 10-foot landscape strip and a 6-foot privacy wall. There is significant grade change between these lots and Copper Cliff Drive. The developer is proposing to dedicate a larger landscape strip to the City to take up the change in elevation. The width of the proposed landscape strip will vary in width from approximately 50 feet to 10 feet.
2. Developer is proposing to dedicate areas to the City to allow drainage from the adjacent hillside to drain to the proposed cul-de-sacs.
3. Developer is proposing to dedicate open space area to the City which is not wide enough to be developed.

MAPLE ESTATES
PHASE 2-4
LOCATED IN ST. GEORGE, UTAH
SECTIONS & DETAILS

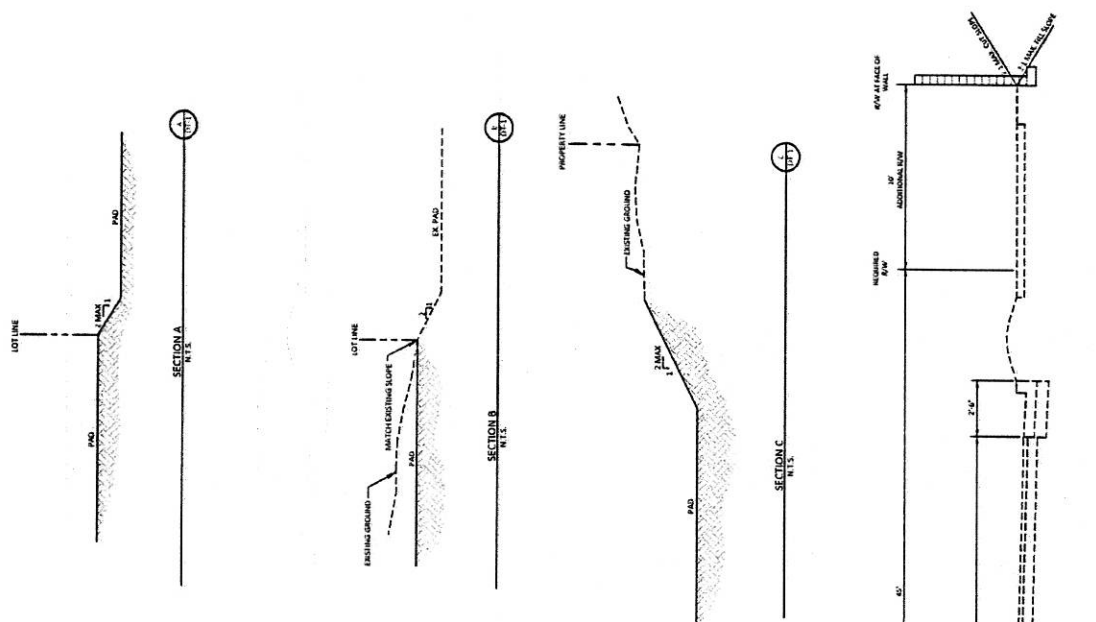
DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East 1st Street #100 Suite #201
St. George, UT 84770
Office (435) 642-2112
www.dsvdevelopment.com ut@dsvo.com



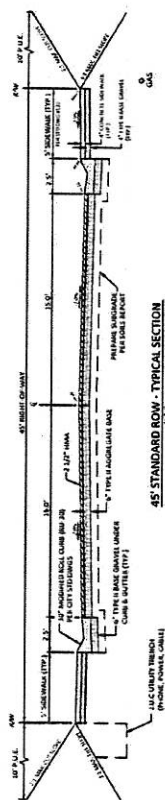
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025	132
026	138
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029	156
030	162
031	168
032	174
033	180
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062	354
063	360
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067	384
068	390
069	396
070	402
071	408
072	414
073	420
074	426
075	432
076	438
077	444
078	450
079	456
080	462
081	468
082	474
083	480
084	486
085	492
086	498
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101	588
102	594
103	600
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107	624
108	630
109	636
110	642
111	648
112	654
113	660
114	666
115	672
116	678
117	684
118	690
119	696
120	702
121	708
122	714
123	720
124	726
125	732
126	738
127	744
128	750
129	756
130	762
131	768
132	774
133	780
134	786
135	792
136	798
137	804
138	810
139	816
140	822
141	828
142	834
143	840
144	846
145	852
146	858
147	864
148	870
149	876
150	882
151	888
152	894
153	900
154	906
155	912
156	918
157	924
158	930
159	936
160	942
161	948
162	954
163	960
164	966
165	972
166	978
167	984
168	990
169	996
170	1002

DT-1

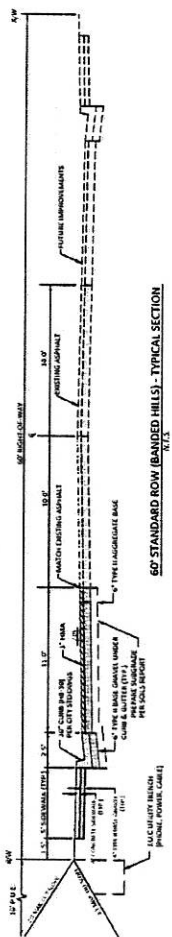
OF 3 TOTAL



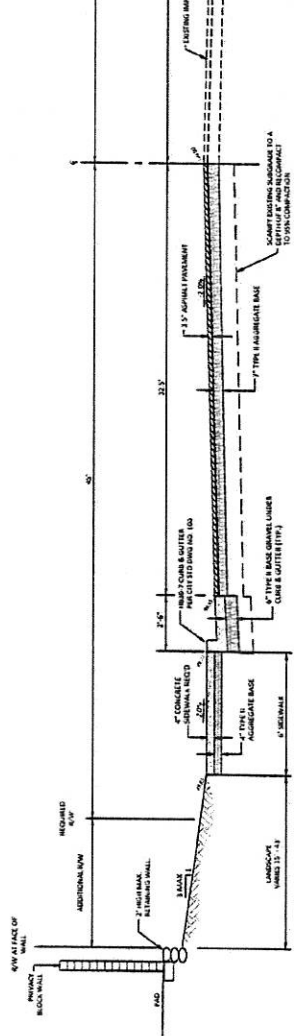
90' ROW (COPPER CLIFF DRIVE) - TYPICAL SECTION



15' STANDARD ROW - TYPICAL SECTION



60' STANDARD ROW (BANDED HILLS) - TYPICAL SECTION
N. 1.3



ITEM 5D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

PRELIMINARY PLAT
Residences at Four Fifty
Case No. 2016-PP-021

Request: To approve a preliminary plat for a thirty eight (38) pad residential subdivision

Location: The site is located along at the northwest corner of the intersection of 450 North and 2720 East.

Property: 4.78 acres

Number of Lots: 38

Density: 7.95 du/ac

Zoning: PD-R

Adjacent zones: This plat is surrounded by the following zones:
North – R-3
South – R-1-7
East – R-3
West – R-1-7

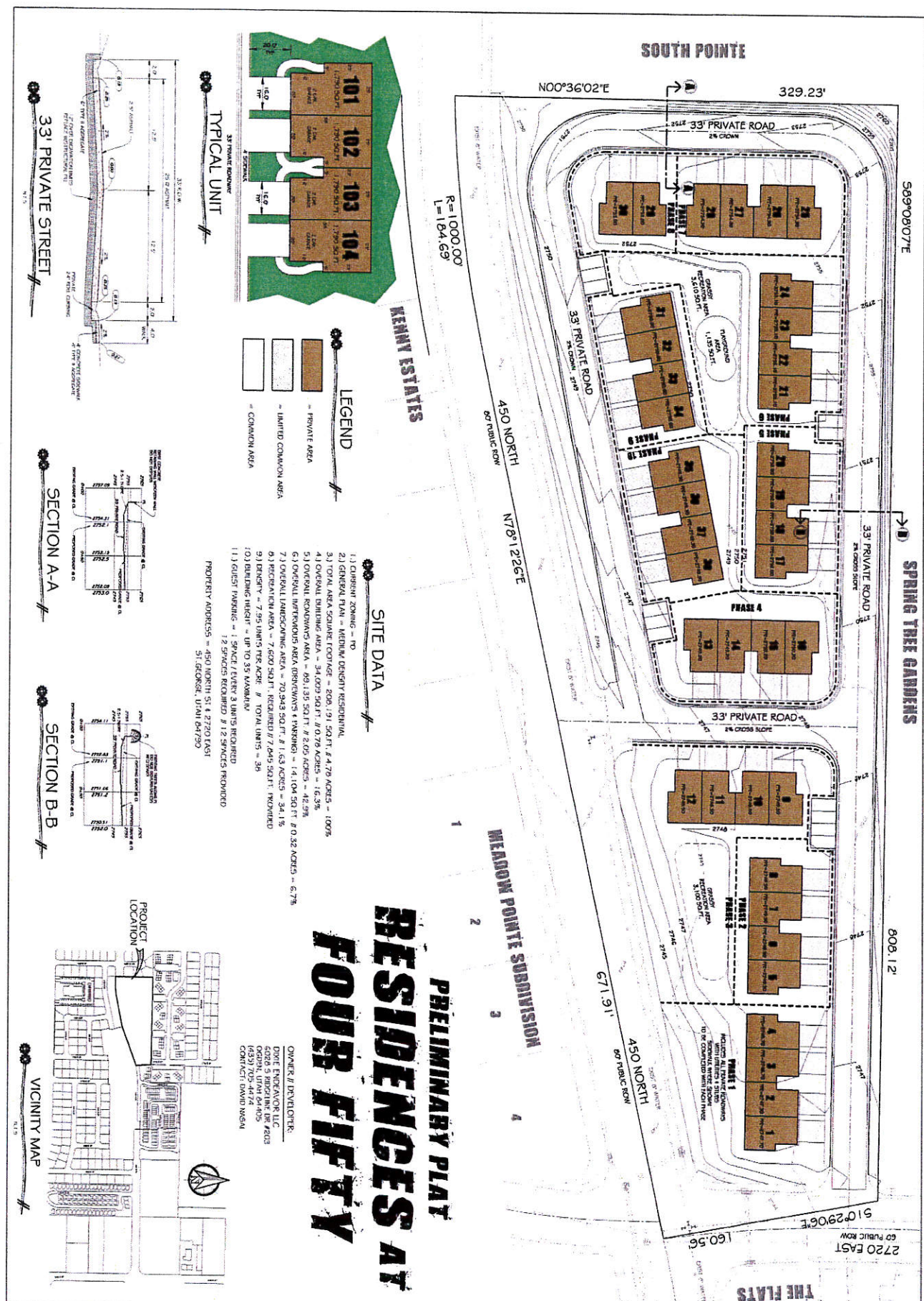
General Plan: MDR (Medium Density Residential)

Applicant: Dixie Endeavors LLC

Representative: Dave Nasal

Comments:

1. The developer is requesting private roads.



PRELIMINARY PLAT
THE RESIDENCES AT FOUR FIFTY
 450 NORTH STREET + 2720 EAST
 ST. GEORGE, UTAH 84790

DATE: 10/1/2014
 DRAWN BY: J.E.M.
 CHECKED BY: J.E.M.
 SCALE: 1" = 30'

OWNER / DEVELOPER:
 DIVE ENGINEER, LLC
 6020 S BROADWAY DR #203
 SALT LAKE CITY, UT 84105
 CONTACT: DAVID NASH

PREMIER
 Design & Engineering
 75 EAST 100 NORTH HWY, UTAH 84708 (435) 380-2287

RESIDENCES AT
FOUR FIFTY

PROJECT LOCATION

VICINITY MAP

PP

TYPICAL UNIT

33' PRIVATE ROAD

33' PRIVATE STREET

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

SITE DATA

- 1.) CONSENT ZONING - TO
- 2.) GENERAL PLAN - MEDIUM DENSITY RESIDENTIAL
- 3.) TOTAL AREA SQUARE FOOTAGE - 800,191 SQ.FT. @ 4.70 ACRES - 100%
- 4.) OVERALL BUILDING FOOTPRINT - 34,000 SQ.FT. @ 0.78 ACRES - 16.3%
- 5.) OVERALL PARKING AREA - 89,135 SQ.FT. @ 2.05 ACRES - 42.3%
- 6.) OVERALL LANDSCAPING AREA - 70,943 SQ.FT. @ 1.63 ACRES - 34.1%
- 7.) OVERALL IMPROVEMENT AREA - 7,650 SQ.FT. @ 0.17 ACRES - 0.9%
- 8.) BUILDING HEIGHT - 7.95 UNITS PER ACRE
- 9.) BUILDING HEIGHT - UP TO 35 MAXIMUM
- 10.) BUILDING HEIGHT - 12 SPACES REQUIRED
- 11.) BUILDING HEIGHT - 12 SPACES PROVIDED
- 12.) BUILDING HEIGHT - 12 SPACES PROVIDED

PROPERTY ADDRESS - 450 NORTH ST + 2720 EAST
 ST. GEORGE, UTAH 84790

ITEM 5E

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

PRELIMINARY PLAT

The Lofts

Case No. 2016-PP-022

Request: To approve a preliminary plat for a forty-six (46) pad residential subdivision

Location: The site is located at the north end of 1790 West off of Plantations Drive in the Green Valley area.

Property: 7.45 acres

Number of Pads: 46

Density: 6.17 du/ac

Zoning: PD-R

Adjacent zones: This plat is surrounded by PD-R zone as it is part of the overall Green Valley PD.

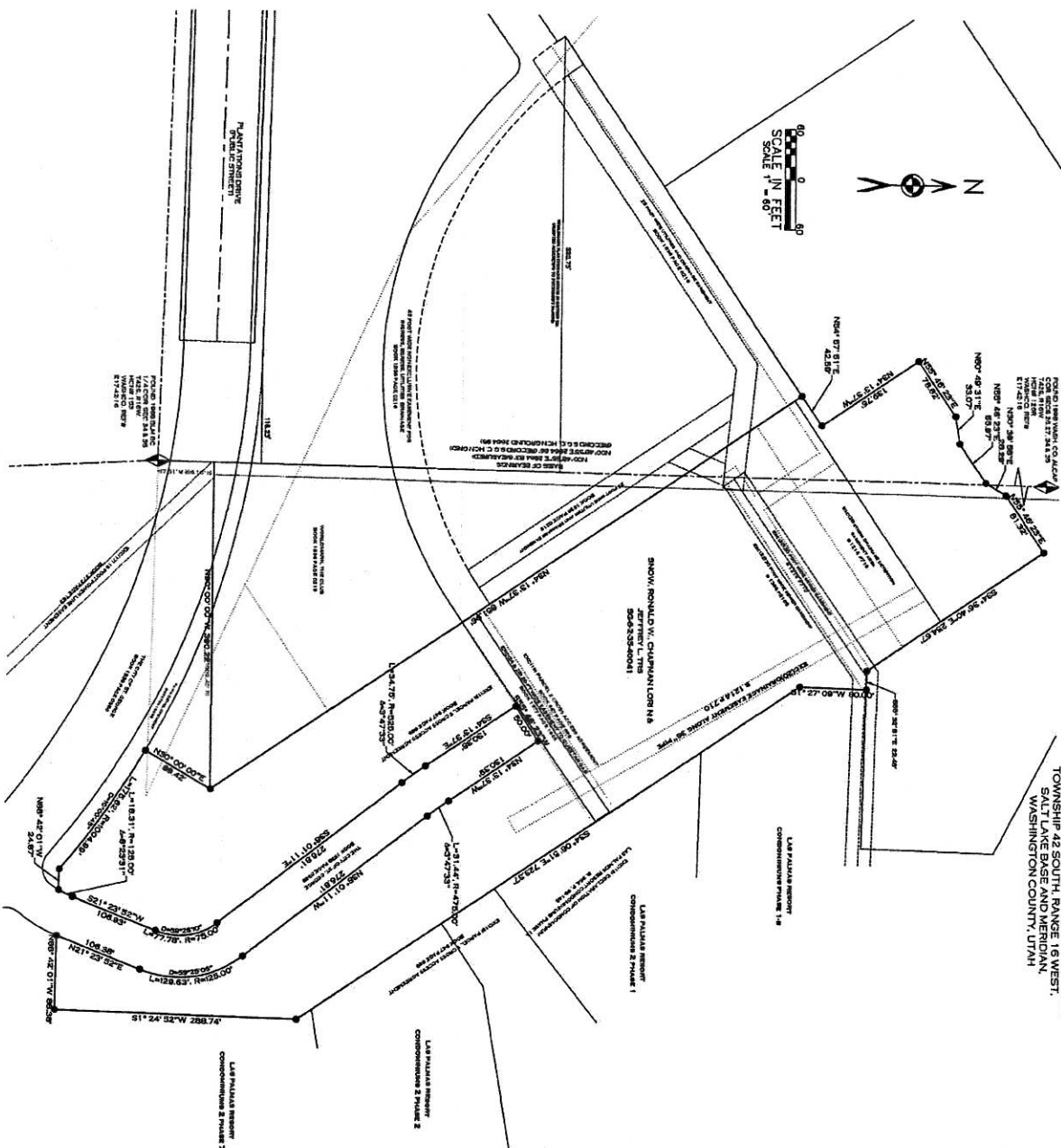
General Plan: MDR (Medium Density Residential)

Applicant: Smoothie Kings Holdings, LLC

Representative: Dave Nasal

Comments:

LOCATED IN THE NW QUARTER OF SECTION 3
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON COUNTY, UTAH

[illegible]

ABSTRACT

[illegible]

LEGEND

FOUND MONUMENT AS SHOWN

5/6" x 2 3/4" REBAR WITH PLASTIC
MARKED P.L.S. 334571 TO BE SET

SUBJECT PROPERTY LINE

ADJONER PARCELS

EASEMENT

SECTION LINE

RECORD OF SURVEY
MAGNOLIA HILLS

LOCATED IN NW 1/4 SECTION 35
TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M

CORNERPOINT

PROFESSIONAL LAND SURVEYS INC.
2075 S. Sir Monte Drive, St. George, Utah, 84770
Cell: 435-619-5528
mike.cpsurveying@gmail.com

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Sheet No.

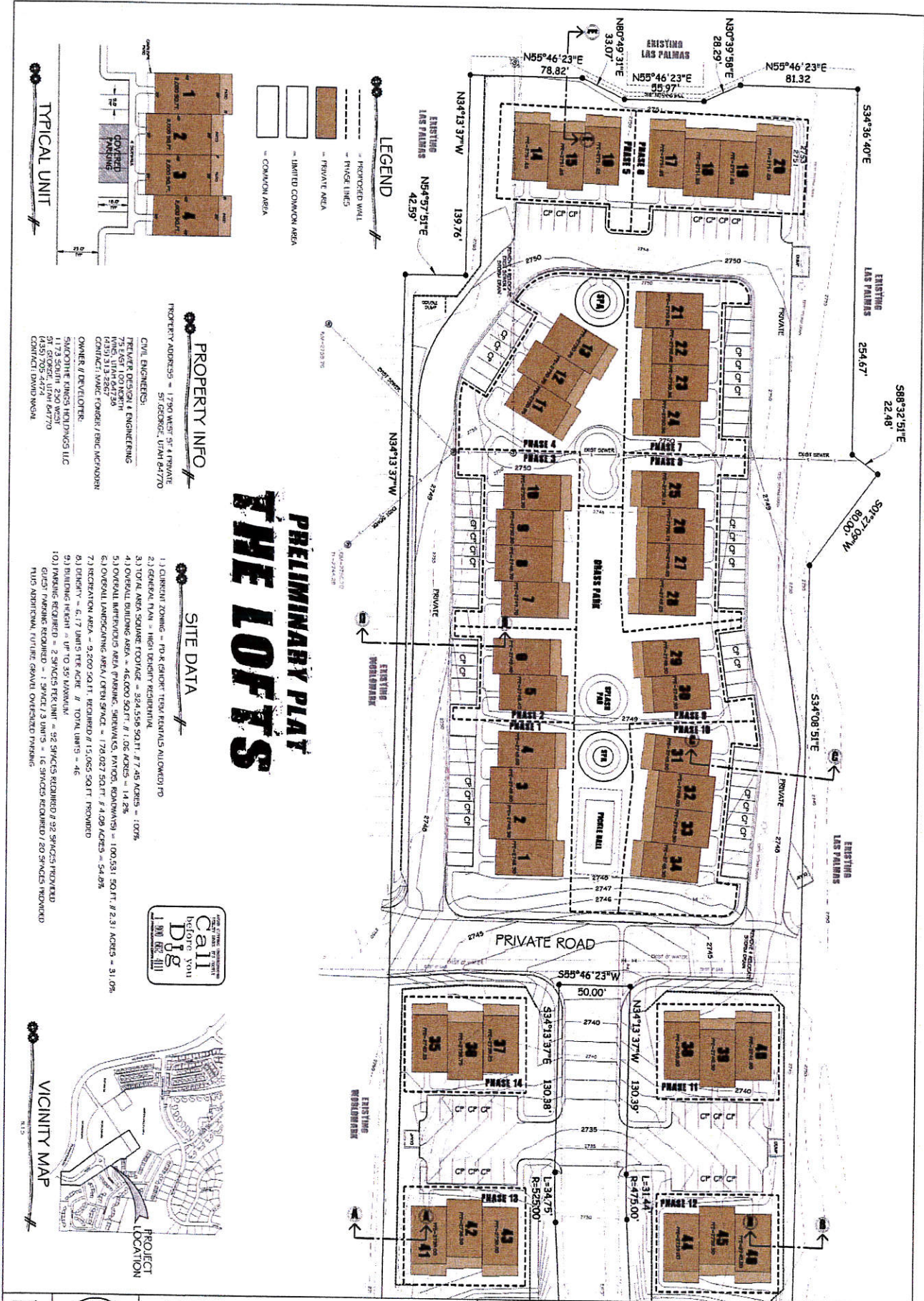
Scale: 1" = 60'

Drafted by :

Review by IAMP

THE MAGNOLIA MILL
Date OCT. 18, 2015

Product :





ITEM 5F

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

PRELIMINARY PLAT

Grand Heights

Case No. 2016-PP-019

Request: To approve a preliminary plat for a sixty six (66) lot residential subdivision

Location: The site is located along the east side of Cottonwood Springs Drive at the intersection of Cottonwood Springs Drive and Red Rock Drive in the Middleton area.

Property: Approximately 39.2 acres

Number of Lots: 66

Density: Approximately 1.7 du/ac

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – Open Space
South – Open Space and M-1
East – Open Space
West – M-1

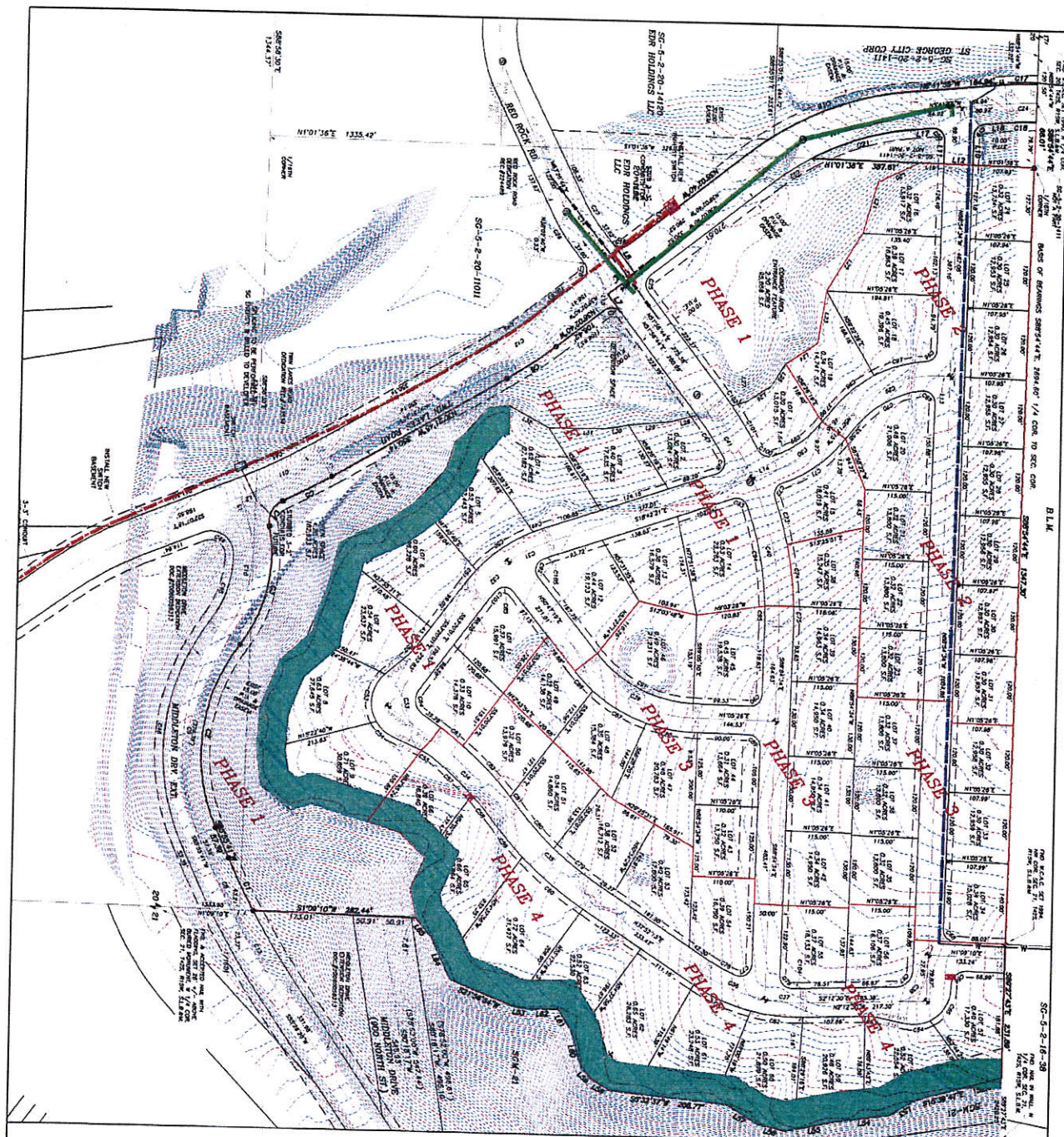
General Plan: LDR (Low Density Residential)

Applicant: EDR Holdings

Representative: Myrna Stout

Comments:

1. There will be a 50-foot ridgeline setback along the east and south ridgeline for lots 4-9 and 57-66. The setback area will be a no build/no disturb area but will be included as part of each lot.
2. Lot 29 has an existing rock outcropping which will be a no disturb area on lot 29 to protect the rock outcropping.



LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Water
- Highway
- Street
- Lot
- Easement
- Boundary
- Survey
- Proposed
- Existing

STANDARD ROAD CROSS SECTIONS

1. 12' WIDE ALLEYS, 12' WIDE DRIVEWAYS, 12' WIDE SIDEWALKS, 12' WIDE CURBS, 12' WIDE MEDIAN, 12' WIDE SHOULDER, 12' WIDE TOTAL WIDTH.

2. 12' WIDE ALLEYS, 12' WIDE DRIVEWAYS, 12' WIDE SIDEWALKS, 12' WIDE CURBS, 12' WIDE MEDIAN, 12' WIDE SHOULDER, 12' WIDE TOTAL WIDTH.

3. 12' WIDE ALLEYS, 12' WIDE DRIVEWAYS, 12' WIDE SIDEWALKS, 12' WIDE CURBS, 12' WIDE MEDIAN, 12' WIDE SHOULDER, 12' WIDE TOTAL WIDTH.

PROVALUE ENGINEERING, INC.

100 South Main Street, Suite 100
St. George, UT 84770
Phone: (435) 638-8888
Fax: (435) 638-8889

PRELIMINARY PLAT OF: GRAND HEIGHTS

LOCATED IN SECTIONS 20 & 21, T45S, R9W, S18E, 4M
ST. GEORGE CITY, WASHINGTON COUNTY, UTAH

1 OF 1

ITEM 6

Shared Parking

PLANNING COMMISSION AGENDA REPORT: 07/12/2016

SHARED PARKING: Case # 2016-SHP-002

Request: Consider a shared parking request to allow lot 2 of the U.S Bank Subdivision and US Bank (lot 1) to share parking.

Applicant: Mr. Greg Mathis

Property: Located at 45 East 100 South and 60 South 100 East.

Zoning: C-4 (Central Business District Commercial)

Ordinances: Title 10, Chapter 19 “Off Street Parking Requirements,” Section 10-19-9 “Optional Provisions” allows shared parking facilities subject to approval by the Planning Commission and subject to guidelines. The number of parking for each of the buildings is provided. However, a few of the proposed parking spaces straddle property lines. Therefore, parking is not provided on each of the lots, which is the reason for the request.

Building(s): The US Bank is an existing building. The applicant is proposing to construct a new office building on the vacant lot, which is lot 2 of the US Bank Subdivision.

Parking: The properties have 37 parking spaces combined and 33 parking spaces are needed. In addition to the require parking for each building, there is an excess of four parking spaces.

The US Bank requires 20 parking spaces and has 20 spaces on site. The proposed building on lot 2, requires 13 parking spaces and 10 are provided completely on site. Seven parking spaces are located on both properties. The applicant is requesting to utilize three parking spaces that are located on both properties. A cross access and parking easement will be required.

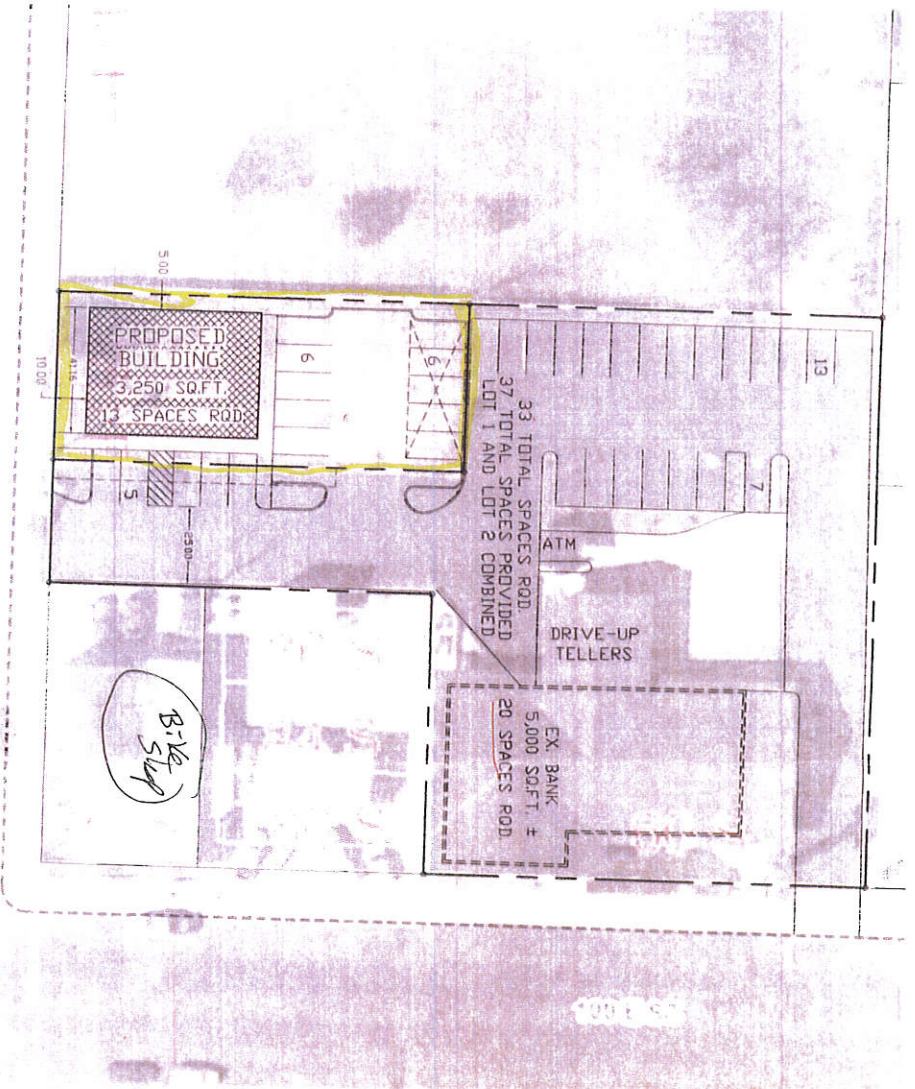
Ordinance:

10-19-9: OPTIONAL PROVISIONS:

- A. Shared Facilities: Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.
- B. Requests; Guidelines: Requests for shared parking are subject to the approval of the **Planning Commission**. Requests shall be subject to the following guidelines:
 - 1. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
 - 2. The number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.
 - 3. Parking facilities should not be located farther than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
 - 4. A written agreement shall be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management. (1998 Document § 6-9)

Comments: Per Section 10-19-9 “Optional Provisions” the Planning Commission has the authority to determine if a shared parking may be granted. This request is to utilize excess parking spaces on an adjoining lot. Generally, we review shared parking when there are not enough parking spaces and the businesses operate at different times. However, there is enough parking lot .

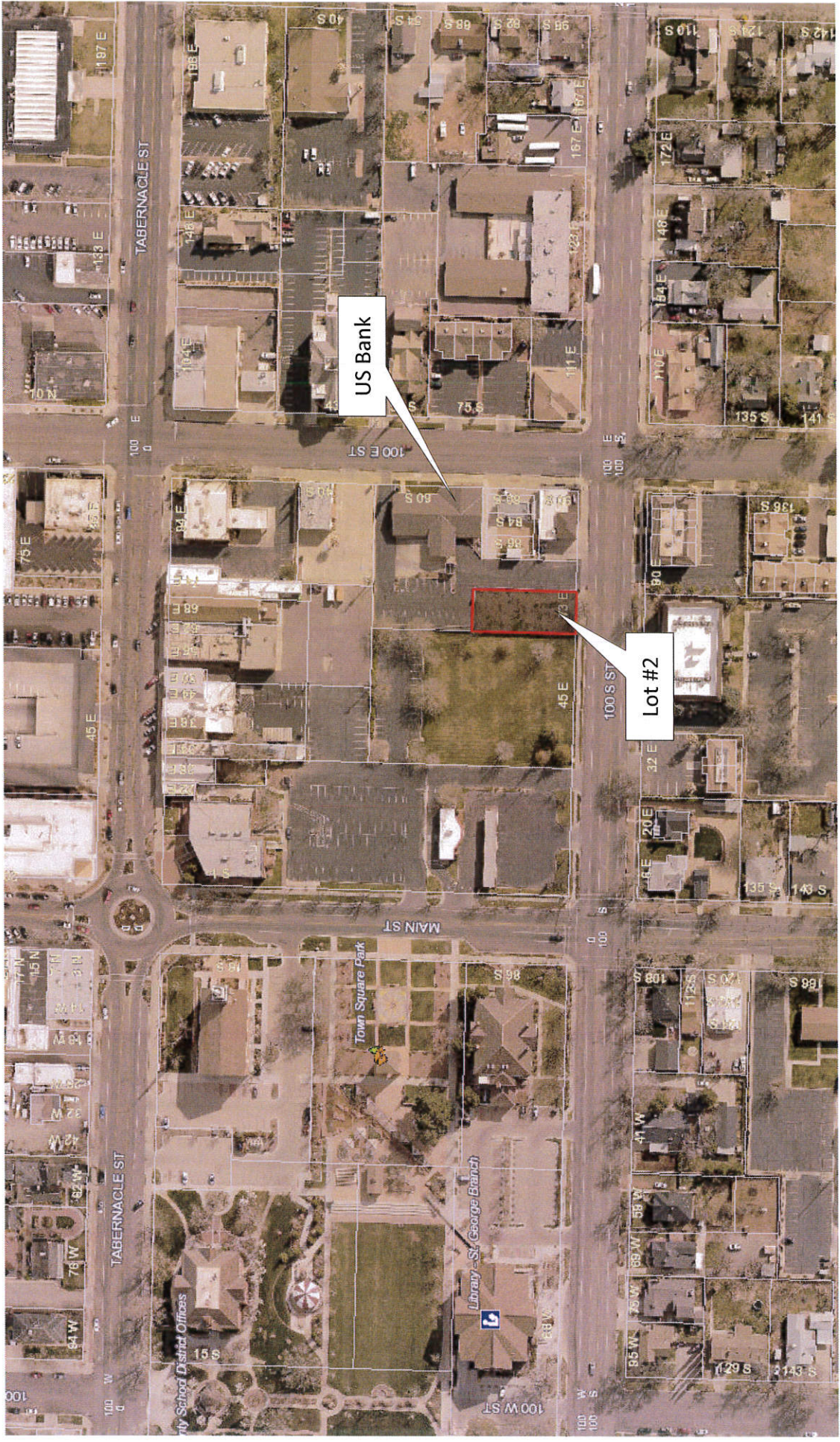
- 1. Cross access and parking easement will need reviewed by the city and recorded on the properties.



PSP1
2.2.2016

2016-SHP-002

Lot 2 and Lot 1 - U.S Bank Shared
Parking



US Bank

Lot #2

Town Square Park

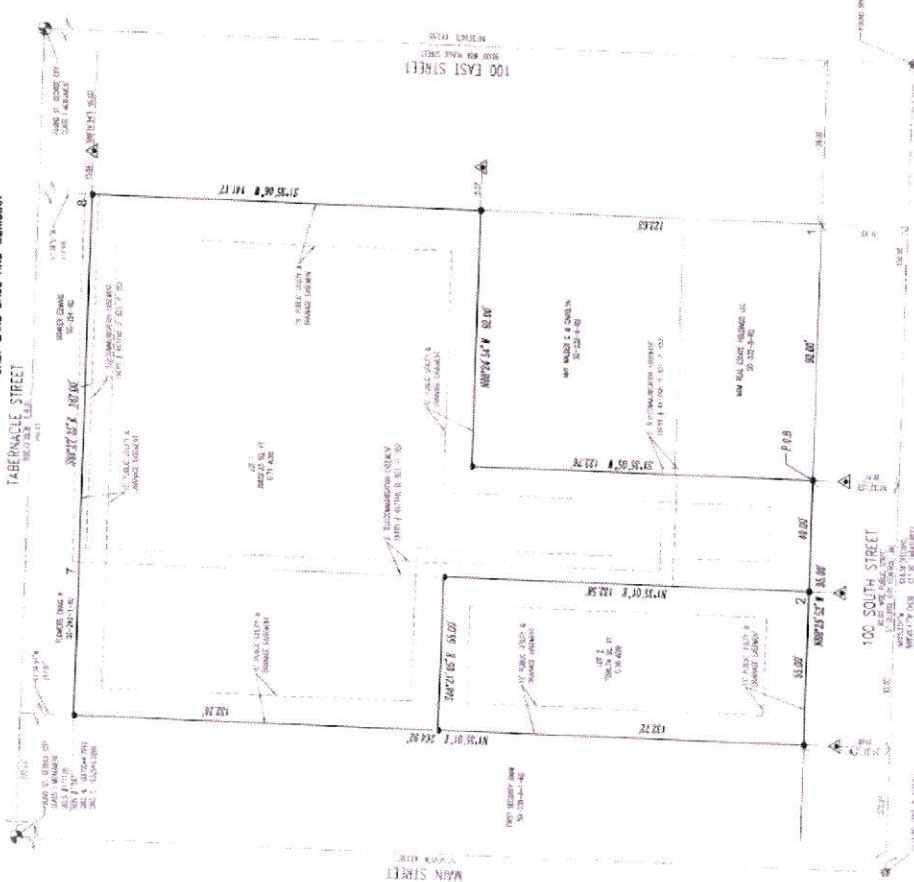
Library - St. George Branch

City School District Offices

SUBDIVISION PLAT

U.S. BANK SUBDIVISION

LOCATED IN THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN



APPROVAL OF THE PLANNING COMMISSION:
ON THE 15th DAY OF MAY, 2010, THE PLANNING COMMISSION HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE CITY OF SALT LAKE CITY.

APPROVAL OF THE CITY ENGINEER:
ON THE 15th DAY OF MAY, 2010, THE CITY ENGINEER HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE CITY OF SALT LAKE CITY.

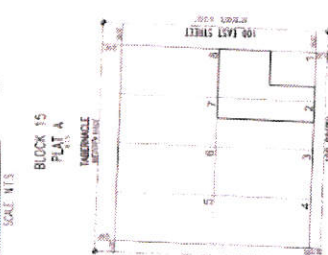
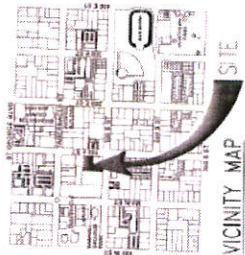
APPROVAL OF THE COUNTY ENGINEER:
ON THE 15th DAY OF MAY, 2010, THE COUNTY ENGINEER HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE COUNTY OF KANE.

FORMED BY:
MCMILL GROUP
REGISTERED CIVIL ENGINEER
A LAND SURVEYING FIRM

DATE: MAY 15, 2010

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010



GENERAL NOTES & RESTRICTIONS:
1. THE SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
a. THE SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
b. THE SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
c. THE SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

TAX ID # 52-233-80
TAX ID # 52-234-80
TAX ID # 52-235-80
TAX ID # 52-236-80

APPROVAL OF THE PLANNING COMMISSION:
ON THE 15th DAY OF MAY, 2010, THE PLANNING COMMISSION HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE CITY OF SALT LAKE CITY.

APPROVAL OF THE CITY ENGINEER:
ON THE 15th DAY OF MAY, 2010, THE CITY ENGINEER HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE CITY OF SALT LAKE CITY.

APPROVAL OF THE COUNTY ENGINEER:
ON THE 15th DAY OF MAY, 2010, THE COUNTY ENGINEER HAS REVIEWED THE SUBDIVISION PLAT AND HAS APPROVED THE SAME FOR THE COUNTY OF KANE.

FORMED BY:
MCMILL GROUP
REGISTERED CIVIL ENGINEER
A LAND SURVEYING FIRM

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010



U.S. BANK SUBDIVISION

OVERALL BOUNDARY DESCRIPTION:
THE BOUNDARY OF THE SUBDIVISION PLAT IS DESCRIBED AS FOLLOWS:
a. THE BOUNDARY OF THE SUBDIVISION PLAT IS DESCRIBED AS FOLLOWS:
b. THE BOUNDARY OF THE SUBDIVISION PLAT IS DESCRIBED AS FOLLOWS:
c. THE BOUNDARY OF THE SUBDIVISION PLAT IS DESCRIBED AS FOLLOWS:

ACCESS EASEMENT:
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c. THE ACCESS EASEMENT IS DESCRIBED AS FOLLOWS:

LEGEND & ABBREVIATIONS:
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b. THE LEGEND & ABBREVIATIONS ARE AS FOLLOWS:
c. THE LEGEND & ABBREVIATIONS ARE AS FOLLOWS:

U.S. BANK SUBDIVISION

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010

FORMED BY:
MCMILL GROUP
REGISTERED CIVIL ENGINEER
A LAND SURVEYING FIRM

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010

U.S. BANK SUBDIVISION

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010

FORMED BY:
MCMILL GROUP
REGISTERED CIVIL ENGINEER
A LAND SURVEYING FIRM

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010

U.S. BANK SUBDIVISION

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010

FORMED BY:
MCMILL GROUP
REGISTERED CIVIL ENGINEER
A LAND SURVEYING FIRM

RECEIVED: MAY 15, 2010

FILED: MAY 15, 2010







Lot #2

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
June 23, 2015 – 5:00 PM
Washington County Administration Building**

PRESENT: Commissioner Ro Wilkinson
Chair Pro Tem Nathan Fisher
Commissioner Don Buehner
Commissioner Diane Adams
Commissioner Todd Staheli
Council Member Joe Bowcutt

CITY STAFF: Planning & Zoning Manager John Willis
Assistant Public Works Director Wes Jenkins
Planner II Ray Snyder
City Surveyor Todd Jacobsen
Assistant City Attorney Victoria Hales
Planning Associate Genna Singh

EXCUSED: Chair Ross Taylor
Commissioner Julie Hullinger

FLAG SALUTE

Chair Pro Tem Nathan Fisher called the meeting to order and asked Commissioner Diane Adams to lead the flag salute at 5:04 pm.

1. **FINAL PLATS (FP)**

- A. Consider approval of a thirty-three (33) lot residential Final Plat for “**Riverstone Phase 5.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at Las Colinas Drive at approximately 1000 West and 4000 South. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2015-FP-027 (Staff – Todd Jacobsen)

Todd Jacobsen presented the item with no comments.

- B. Consider approval of an eleven (11) unit Final Plat for “**The Ledges of St George White Rocks Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at Canyon Tree Drive at approximately 1500 West and 4900 North. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2014-FP-029 (Staff – Todd Jacobsen)

Todd Jacobsen presented the item with no comments.

- C. Consider approval of a three (3) unit Final Plat for “**The Ledges of St George White Rocks Phase 2.**” The property is zoned PD-R (Planned Development Residential) and is located at Canyon Tree Drive at approximately 1500 West and 4900 North. The

representative is Mr. Brad Petersen, Development Solutions. Case No. 2014-FP-028 (Staff – Todd Jacobsen)

Todd Jacobsen presented the item with no comments.

Assistant City Attorney Victoria Hales added that 1A, B, and C are subject to legal review. There are issues with roadway access and the items will not go to City Council unless they are corrected prior to the agenda being published.

MOTION: Commissioner Diane Adams made a motion to recommend approval to City Council Item 1A, 1B, and 1C subject to legal review and authorize chair to sign.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Diane Adams

Chair Pro Tem Nathan Fisher

Commissioner Don Buehner

Commissioner Todd Staheli

NAYS (0)

Motion passes.

2. LOT LINE ADJUSTMENT (LLA)

Consider approval of a lot line adjustment for a future “**Maverik**” convenience store and fuel station. The property is zoned C-2 (Highway Commercial) and is located at the northwest corner of the intersection of 1000 East Street and St. George Boulevard (*Newby's Gas Station*). The representative is Mr. Nate Anderson, Reeve & Associates. Case No. 2015-LRE-021. (Staff – Todd Jacobsen)

Todd Jacobsen presented the item: the piece to the north is Denny's and the piece to the south is Conoco. The dotted line is the current lot line. The dark line is the proposed adjustment. This will give the potential Maverik an opportunity to set their building further north. We have been in discussions with Maverik and Newby's (land owner) regarding the Denny's sign. In order to keep the sign legal we've discussed that the Denny's property line would need to be moved south toward St. George Blvd. All parties will need to comply with the sign ordinance. The request is to adjust the lines as described and then when this is recorded the lots will need to merge to clean the property up further.

Assistant City Attorney Victoria Hales clarified that they need to merge 3 lots.

Chair Pro Tem Nathan Fisher asked if this is to be next to Newby's or to replace Newby's. Todd Jacobsen stated the Maverik will replace the Conoco.

Assistant City Attorney Victoria Hales advised that this item is not a ruling on the Denny's sign. That is a different issue. This is simply a lot line adjustment.

Councilman Joe Bowcutt asked if the driveway will change.

Todd Jacobsen said the access on the Blvd will widen and remove the other accesses and then the access on 1000 East will move up the hill.

MOTION: Commissioner Ro Wilkinson made a motion to approve the lot line adjustment subject to legal review for the items mentioned.
Assistant City Attorney Victoria Hales clarified that the items for legal review are: a lease for the whole parcel proving a right to build on the land, access, setbacks, and merger of the 3 lots.
SECONDED: Commissioner Todd Staheli seconded the motion
AYES (5)
Commissioner Ro Wilkinson
Commissioner Diane Adams
Chair Pro Tem Nathan Fisher
Commissioner Don Buehner
Commissioner Todd Staheli
NAYS (0)
Motion passes.

3. **ZONE CHANGES (ZC)**

- A. Consider a zone change request to rezone 10.83 acres from R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) to PD-C (Planned Development Commercial) to accommodate future development of a proposed commercial center with a car wash, bank, restaurants, business college, and retail stores located along the west side of River Road at approximately 1450 South Street. The project is called **"Boulder Creek Crossing Commercial."** The owner is River Road Investments LLC and the representative is Mr. Eric McFadden, Premier Design and Engineering. Case No. 2015-ZC-017. (Staff – Ray Snyder)

Ray Snyder presented the following:

We are looking at the whole 10.83 acres to change to PD-C from R-1-10. There are conceptual renderings for the site but the only building up for approval is the car wash. A written text was submitted as well as a use list. The applicant did provide conceptual building square footages but again these are conceptual numbers and subject to change with subsequent zone change requests. The materials are specific to the car wash but are also the theme for the entire development.

Assistant City Attorney Victoria Hales clarified the intent is specific approval for the car wash but conceptual for the rest of the proposed area. They do have a lot of information in the text but the motion will need to be specific as to what the vested rights are. As for the materials – you may consider materials for the whole project if you want them to utilize that theme. If they wanted to change the colors or materials, that would have to be in a subsequent zone change. The use list and car wash will be vested items for approval tonight. The other building layouts would need to be reviewed on a case by case basis with subsequent zone change amendments.

Ray Snyder continued: the materials have been provided and there will be project phasing. A conceptual landscape plan has been provided. There will be eight future phases for the project but you are focusing on the car wash. There is no submittal at this time for the potential college. A recommended use list has been provided – that is something the applicant and staff worked on.

Commissioner Don Buehner asked which use list in the packet is the requested list. Ray Snyder explained list one is their submittal, two is staff mark up and three is the collaborated use list for review tonight.

Staff read through the proposed use list

Ray Snyder continued: The car wash elevations have been provided and this is up for specific approval. There is a lot of stone work and earth tones. The height of the car wash will be single story and maximum 28' in height. The traffic study has been submitted for review and we've been told we can proceed with the proposal. There is a sample motion in your packet that highlights the items up for approval.

Assistant City Attorney Victoria Hales asked staff if the traffic study is done. Wes Jenkins responded that it has been submitted and staff has no comments at this time.

Councilman Joe Bowcutt asked if the car wash were built tomorrow where the access would be.

Mike Sheffield explained there will be full access at 1450 South and then a RI/RO access for the car wash. For a safe left turn patrons will have to go to the light at 1450.

Assistant City Attorney Victoria Hales asked if that would all be installed with the first phase.

Mike Sheffield stated the car wash to 1450 South will be developed with this phase. The current demand says left possible but future demand says $\frac{3}{4}$ access is best.

Chair Pro Tem Nathan Fisher opened the public hearing.

Chair Pro Tem Nathan Fisher closed the public hearing.

Mike Sheffield added that the deceleration lanes are being installed per the study and the access requirements per the study to ensure safety as a top priority.

Chair Pro Tem Nathan Fisher asked if the applicant is committing to the access on 1450 South and the west side of that entire acreage down to the car wash.

Mike Sheffield said yes.

Commissioner Don Buehner asked if the use list is complete or if there are more items the applicant would like to see.

Mike Sheffield said that a micro brewery is an item we wanted on the list but we are leaving it off at this time.

Commissioner Diane Adams asked if a bowling alley would be allowed.

Ray Snyder said it would fit under the indoor entertainment section or you can add that specifically.

Mike Sheffield said our design plan is to put in the road to the best of our ability. We want to know if that road is a requirement or not.

Commissioner Diane Adams asked if they are requesting a temporary road.

Mike Sheffield said yes. A completely dedicated road is difficult to manage so a skinnier road would be requested.

Chair Pro Tem Nathan Fisher asked what materials are specific to the car wash.

Quinn Allgood said the colors for the car wash are: coffee milk, fudge, suede leather and then the bricks. The ribbon is metallic and we don't have a sample here tonight.

Chair Pro Tem Nathan Fisher asked if it is shiny.

Quinn Allgood said we're looking at different materials with our sign company – it is reflective like a Dairy Queen where it changes from blue to grey depending on the lighting.

Commissioner Ro Wilkinson asked if there are food services at the car wash.

Quinn Allgood said no, only limited office space. You remain in the car for the wash. You pay at the entrance and tunnel through. There is a self serve vacuum area.

Commissioner Don Buehner asked if the car wash is privately owned or part of a chain.

Quinn Allgood said it is privately owned. Fabulous Freddy's is a 90' tunnel. Our tunnel is 200' long. That allows for more blowers which means no hand towed drying at the end of the tunnel. There is a tire shiner and cleaner in the tunnel. There are additional brush racks. It's a longer tunnel for more equipment so the car is completely clean at exit.

Assistant City Attorney Victoria Hales stated there are four owners listed. Who owns the lot that the car wash is on and who owns the ingress and egress?

Mike Sheffield said River Rd Investments LLC and part is owned by the City. The ingress is under City of St. George ownership.

Assistant City Attorney Victoria Hales said it just needs to be clear that one person owns the whole parcel and ingress/egress – that will need to be subject to legal approval in tonight's motion. I'm also concerned that public works still needs to review the traffic study. We need to know what is required to be built. All of that needs to be subject to that review. All the access and road issues and who pays for the development will need to be resolved. Any motion at this stage should be limited to vesting rights to the car wash and use list and address access.

Commissioner Todd Staheli stated that he thinks the materials should be for the whole project.

Chair Pro Tem Nathan Fisher clarified that anything outside the car wash boundaries are not being approved except for the extend of the PD for all 10.83 acres.

Commissioner Todd Staheli asked about the development of 1450 and the deceleration lane.

Assistant City Attorney Victoria Hales counseled we cannot be certain until public works looks at the traffic study. They'll have to work it out with staff.

Ray Snyder added that when they bring the civil engineering in we will see the roads and dimensions to see how it works.

Chair Pro Tem Nathan Fisher stated making approval conditioned on engineering review and legal review should take care of it.

Commissioner Don Buehner – for the use list – we talked about adding bowling alley, etc to the amusement section, on the animal services could we make that all indoor rather than just the animal boarding section?

Ray Snyder said we can move "indoor" to the heading.

Commissioner Don Buehner said for animal services, automotive, and service businesses move "indoor" to the heading but add that a child nursery could have an outdoor play area upon approval. The car wash to me seems suitable as they've presented but I would be worried about a future car wash that would have open bays.

Chair Pro Tem Nathan Fisher said any other building would have to come forward for approval.

Assistant City Attorney Victoria Hales said the applicant is proposing the use list you are asked to approve it as a vested item. If another car wash came in it would be a permitted use. You would be able to review the parking and such but not the use. The use list does state indoor only for automotive uses.

Commissioner Don Buehner said excluding open bay and manual car washes would be my recommendation.

Assistant City Attorney Victoria Hales listed the proposed changes for the use list are: add bowling alley, etc, add indoor to animal services, add indoor to auto, add "excluding open bay and manual" after car wash, add indoor to service business, after child nursery add limited outdoor space allowed upon approval.

MOTION: Commissioner Don Buehner made a motion to recommend approval of the PD-C zone for Boulder Creek Crossing with the conditions: acreage for all 10.83 be changed to PD-C, use list number 3 presented with the following edits: add indoor entertainment – bowling alley, etc, under animal services add indoor only, under the automotive heading (indoor) and at car wash add excluding open bay and manual car wash, under the service business heading add indoor only with child nursery possible outdoor space upon staff approval. We approve the written text as submitted and stated. We approve the concept of ingress and egress, access and roads subject to the approval of the traffic study from public works engineers and the legal department. We approve the car wash layout, rendering, elevations, colors, materials and accesses as presented. No other building layouts, renderings or elevations are approved at this time. A site plan review shall be submitted to staff for approval. All project lighting shall be dark style. The ownership issues of the car wash and each phase is subject to legal approval.

SECONDED: Commissioner Diane Adams seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Diane Adams

Chair Pro Tem Nathan Fisher

Commissioner Don Buehner

Commissioner Todd Staheli

NAYS (0)

Chair Pro Tem Nathan Fisher addressed the applicant stated that the colors described to us that were not here tonight will need to be what was described and be submitted to staff for approval.

- B. Consider a zone change request to rezone 6.04 acres from PD-C/R (Planned Development Commercial/Residential - Mixed Use) to PD-R (Planned Development Residential) to accommodate a townhouse development project consisting of (14) dwelling structures with 54 units. The project is "**Sunbrook Hollow Townhouses.**" The property is generally located at 415 south Dixie Drive, behind the existing building on the property. The applicant is Mr. Dennis Garr and Gordon Lyle with Dennis Garr representing. Case No. 2015-ZC-018.(Staff – John Willis)

John Willis presented the following:

This recently was approved as an MDR land use designation. The proposal is for 54 units. Each unit will have a garage. They will be platting the project to sell the units individually. They are at 8.9 du/a. MDR does have a range of 5-9 units per acre. They are required 2 parking places per unit with one covered as well as guest parking and they meet that requirement. This site will be accessed through a

50' easement from Dixie Drive through the property that fronts Dixie Drive. They do meet the landscaping requirements. There are existing trees adjacent to the existing parking lot – staff recommends the trees remain and that if removed during construction they be replaced. Staff also recommends that additional trees be planted along the private drive to help mitigate disturbance to the residential. They do meet the recreation requirement. Staff does recommend that the private street cross section of 28' asphalt with curb, gutter, and sidewalk on each side. One staff concern is between the existing commercial and the parking lot and residential traffic going through a parking lot. Staff recommends that only 2 access points be provided to the commercial parking lot. Right now the access swings around the building to get to the residential – the curb and gutter will have to go all the way back to separate the parking lot and drive. There will only be two access points to the parking lot from that drive. That will help distinguish the different uses. Fire code allows 50 units to one drive and their request is for 54 units. They do not have a current proposal that works for a second access. To gain those additional units they have proposed an emergency access through Mathis Park, and the City has not agreed to that proposal. A second access with the owner of the property in front may have been retained by the property owner in the back, but for that second access is to work with the owner in the front, they need an easement or an ability to purchase the access. If they do not provide that information they will be limited to 50 units.

Chair Pro Tem Nathan Fisher asked how wide the access is.
Dennis Garr said 25'.

Assistant City Attorney Victoria Hales said if you want 54 units you have to have 2 accesses not one access. The secondary access must be a real access for the residents.

John Willis clarified that unit limitation is based on fire code and the fire department stated they were okay with this proposal.

Assistant City Attorney Victoria Hales said my comment is that they are allowed 50 units with one roadway. This will be subject to legal regarding whether or not they meet the requirements.

Commissioner Ro Wilkinson said that is a very busy road.

Chair Pro Tem Nathan Fisher said that curve is tough.

John Willis stated this project does not trigger a traffic study.

Wes Jenkins said when Moore Business Park was developed there was nothing out there. Dixie Drive was just to get to that development and then the road was developed around. We did have them change their access a few years ago but the access is what it is. We have looked at an additional access with RI/RO only. Right now we think it will work but one day in the future they may add a median and then maybe more lights.

Chair Pro Tem Nathan Fisher asked if they need a deceleration lane.

Wes Jenkins said there is a deceleration lane there already. I know traffic is a concern but Dixie Drive volume and speed is what it is. The access is where staff recommends it to be.

Chair Pro Tem Nathan Fisher asked if there is enough space between the easement and property for landscaping.

John Willis said there is. The roadway does not take up the whole 50' easement; the roadway is 37' so leaving the trees there is possible.

Councilman Joe Bowcutt asked if the 50' easement takes away the current parking to make the property non-conforming.

John Willis said it might. This all used to be one piece of property and one project. I don't know that this new project will make it non-conforming but it may. The owner hasn't provided any information to staff showing parking stalls, uses and square footages.

Assistant City Attorney Victoria Hales asked if the terms of the easement make it non exclusive so the front parcel has access to their property. It looks exclusive on the drawing but it's described as nonexclusive.

John Willis said the access from Dixie Drive is for both properties - nonexclusive.

Councilman Joe Bowcutt said there is vacant land between Dixie Drive and the existing building – where is that access?

John Willis said the unit count is limited to the access. If the front vacant piece were to add units another access would be required. The current access is for the commercial and this project only.

Chair Pro Tem Nathan Fisher asked if the parking was non-conforming before the easement was granted. They've hurt themselves with that access to the back parcel.

Assistant City Attorney Victoria Hales said that is one of my concerns. If you approve the access and development, does it makes the front parcel non-conforming or more non-conforming.

John Willis said staff doesn't know the conformity status as we don't have all the information.

Assistant City Attorney Victoria Hales said the secondary emergency access has not been approved by the City, and it is not a true access, available to residents, so it is also a concern to me and will need to be reviewed.

Chair Pro Tem Nathan Fisher opened the public hearing.

Dennis Garr addressed the emergency access. Kevin Taylor stated that we could get the 54 units with an emergency access for him. We've talked to Marv about that corner but he wants to retain that. The Parks department has approved us to go through their parking lot for emergency access. The fire department and parks approved it. For the tree line – we've talked to Marv and he wants to put the parking along the back side of the existing building so we'll keep and extend the trees to Dixie Drive.

Councilman Joe Bowcutt asked how close is the property line to the old building.

Dennis Garr said 50-60'. He wants to put the parking by the docks.

Larry Skelton – Parkside – the developer did give us plans and we like what they've got. It's not something I would want but it's okay. Our real problem is the traffic. This area needs a traffic study. There needs to be changes before 125 more cars come in and out of there that didn't use to be there. When we're pulling out of Parkside you cannot see cars coming out of the Moore business park. We're not concerned about having neighbors or the number of neighbors. I don't want to have to turn right exiting my street just because they're moving in.

Jed Moore – Parkside – parking at the end of the building – I'm assuming trucks come in and out the bays there. We smell sewage quite often. There is a problem pulling out onto Dixie Drive. There are some evergreens planted that will make this area worse.

Lou Chancler – I sold this property to Marv – the existing zoning allows for more traffic than the proposal. I'm on the board at the Villas and we have access onto Dixie. We want a slow down at the curve. It will merit someday having a light where this all comes out. The problem at Parkside is when the median limited the merge lane that used to be there.

Gordon Lyle (applicant) – this project will help with the bays. When we put the accesses in, there will no longer be trucks as they'll have to go around. The way the road sits now it's 7' from their backyard and with this it will then be 20'+ from their backyard. One problem with their intersection is the visibility. What they really need is a street light there. If we got another access then we could have added more units there so we've cut down the request.

Chair Pro Tem Nathan Fisher closed the public hearing.

Don Buehner said the main issue each time we've heard this is traffic and having an accident to get the point across is not good.

Chair Pro Tem Nathan Fisher said tonight's approval is zone change to PD-R – we need the site plan, elevations, access, landscaping. Once that's approved it moves forward. They'll work with staff for construction drawings etc.

Commissioner Don Buehner asked if a condition can be a traffic study.

Assistant City Attorney Victoria Hales said there is not a legal requirement for a traffic study. You can ask for more information but they can move forward without it.

John Willis said the emergency access is okay with fire and parks – it is city property so that approval will be needed from City Council.

Assistant City Attorney Victoria Hales noted that legal also needs to review the code to ensure that a secondary access means just an emergency access, and not a full second access, to allow the additional units.

John Willis finished presenting the staff report.

Commissioner Diane Adams asked if the garages are 2 car with one per unit.

Dennis Garr said they are single garages with an extra stall on the side.

Chair Pro Tem Nathan Fisher asked what color the garages are.

Dennis Garr said dark brown garage door – it's the color of the stucco with dark brown trim.

Chair Pro Tem Nathan Fisher reopened the public hearing as new information was heard.

Dennis Garr added that we've been working with the other owner for the trees so that will put the access 60'. There's a 25' utility easement.

Citizen Comment – would access into the park mean it would have to be restriped?

Assistant City Attorney Victoria Hales said we need to review that.

Chair Pro Tem Nathan Fisher asked if the applicant would like to table or move forward.

Dennis Garr said we don't want to work with Marv – if we can use what parks and fire said then we want to do that. The request is to have the half moon per Parks. It's different than the drawing you have.

John Willis inserted that planning staff hasn't seen that proposal.

Dennis Garr asked if approval can be contingent on the easement and legal review.

Assistant City Attorney Victoria Hales said it would need to be based on legal approval and you obtaining a right to use City property.

Chairman Pro Tem Nathan Fisher closed the public hearing.

Commissioner Todd Staheli commented that it seems that what's before us has so many variables that are not before us. I would prefer something clean to vote on.

Commissioner Don Buehner agreed.

Assistant City Attorney Victoria Hales counseled that you can recommend approval, recommend approval with conditions or recommend denial.

John Willis noted that two of the staff comments are conditions on the secondary access and limiting the project to 50 units if the second access doesn't work out.

Assistant City Attorney Victoria Hales said it would be possible to work on that contingency as a condition of approval. Secondary access is not the same as emergency access. To get 54 units, this project needs two accesses.

MOTION: Commissioner Don Buehner made a motion to recommend approval of item 3B from PD-C to PD-R on 6.04 acres. We recommend approval of the color and elevations as submitted. The buildings meet all code requirements and items 1-10 on the staff comments and add that regarding the emergency exit issue that that is subject to legal approval and code requirements and that the issue be worked out more thoroughly when submitted to City Council so the request is clearer; otherwise the project would be limited to 50 units if two full accesses cannot be provided.

Let it be known that I strongly recommend that traffic be looked at so when it goes to City Council there is more information.

Assistant City Attorney Victoria Hales said you can suggest but not condition more information for traffic.

Commissioner Don Buehner said we're all concerned about traffic and I just want it stated somehow that it needs to be addressed.

Chair Pro Tem Nathan Fisher explained that that issue is up to staff and the engineers, however this Commission has an obligation to review access, colors, materials, etc

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (3)

Commissioner Don Buehner

Commissioner Diane Adams

Commissioner Ro Wilkinson

NAYS (2)

Chair Pro Tem Nathan Fisher

Commissioner Todd Staheli

Motion failed.

MOTION: Commissioner Diane Adams made a motion to recommend denial for this project.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Commissioner Diane Adams

Commissioner Todd Staheli

Chair Pro Tem Nathan Fisher

NAYS(0)

ABSTAIN (1)

Commissioner Don Buehner

Motion to recommend denial passed.

The item will move forward to City Council with no recommendation from the Planning Commission.

4. **ZONE CHANGE AMENDMENT (ZCA)**

Consider 'Zone Change Amendment 3' to amend the '**Atkinville Master Plan**' in the PD-C (Planned Development Commercial) zoning district. The project is located east of the I-15 Freeway and north of the Southern Parkway; it is property located within Interchange 2. The amendment to the plan will 1) delete internal driveway extending through Planning Area 1.5 and 2.3, and 2) amend the vehicular access management plan (Section 3.2 of the plan) to allow a second point of access, and the amendment will also revise certain areas of text. The applicant is SITLA (State Institutional Trust Lands Administration) and the representative is Mr. Gary Wood, AECOM. Case No. 2015-ZCA-015. (Staff – Ray Snyder)

Ray Snyder presented the following:

The Atkinville Interchange was submitted in 2007. The first amendment was in 2012. A second amendment was made in 2014. This will be the third amendment. No projects are being approved at this time.

Ray Snyder went through the powerpoint presentation.

Councilman Joe Bowcutt asked if this will fix the access to the travel center. Is the underpass there?

Kyle Paisley stated you will take exit 2, and then you take the exit to the airport and then you'll go under the pass and then make a left to the site. It's a split access. The underpass is there and is designed for truck traffic. All of the interchanges are at cadence for limited access.

Assistant City Attorney Victoria Hales said it looks like there are provisions for added driveways but no provision to remove existing drives.

Kyle Paisley said the property to the north is owned by UDOT and there was a plan that UDOT/STG would have an agreement there. A road to connect the two parcels no longer fits. This is a technicality to clean up the original master plan and to change the accesses. The master plan has it as a frontage road to connect to Hidden Valley one day.

Commissioner Todd Staheli said it seems there will be two major truck stations one exit apart.

Kyle Paisley agreed. Pilot is at Bloomington and Loves will be here. This will allow some better truck access and get the trucks away from residential areas.

Assistant City Attorney Victoria asked if, in Figure 3, the driveways are going away. My concern is that the internal driveway isn't shown to be deleted in this request.

Kyle Paisley replied yes, there would be a drive eliminated. It is addressed in 1.5 access management. Assistant City Attorney Victoria Hales asked if the proposed full car access used to be a limited access. Kyle Paisley said no, that was always a full access.

Wes Jenkins explained the north access was a T and they're requesting that be full and then remove the middle one. They will eliminate the internal road and make it full access. There will be minimal traffic from the east and whether or not this goes to Hidden Valley in the future is a long shot.

Chair Pro Tem Nathan Fisher opened the public hearing.
Chair Pro Tem Nathan Fisher closed the public hearing.

MOTION: Commissioner Don Buehner made a motion to recommend approval for Item 4, zone change amendment 3 to the Atkinville master plan based on the clarifications and staff recommendations as outlined in the proposal before us.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Diane Adams

Chair Pro Tem Nathan Fisher

Commission Don Buehner

Commissioner Todd Staheli

NAYS (0)

Motion carries

5. FINAL PLAT AMENDMENT (FPA)

Consider approval of a thirty-seven (37) lot residential Final Plat Amendment for "**Escalera Phase 2 Amended.**" The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 1912 East 1060 North Street. The representative is Mr. Brandon Thayne, Luxury Living Construction. Case No. 2015-FPA-034 (Staff – Todd Jacobsen)

Wes Jenkins stated this amendment is to address a note on the final plat. The applicant would like to build a walk out basement on lot 234. The geotechnical report and other information do not show anything that supports the need for the note on the final plat. We would like to amend the walk out basement note. Staff sees no reason to not amend this note.

MOTION: Commissioner Ro Wilkinson made a motion to accept the Final Plat Amendment for Phase 2 of Escalera with the proposed note change and authorize chair to sign.

SECONDED: Commissioner Diane Adams seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Diane Adams

Chair Pro Tem Nathan Fisher

Commissioner Don Buehner

Commissioner Todd Staheli

NAYS (0)

Motion carries.

ADJOURN

MOTION: Commissioner Diane Adams made a motion to adjourn.
SECONDED: Commissioner Don Buehner seconded the motion.
Meeting adjourned at 8:07 pm.